

Fill in this information to identify the case:

Debtor name **Victoria Towers Development Corp.**
 United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK**
 Case number (if known): **8-20-73303**

☐ Check if this is an
 amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
41-60 Main Street LLC c/o Kriss &Feurstein LLP 380 Lexington Avenue 12th Floor New York, NY 10017		29 Residential Condo Units located at 133-38 Sanford Avenue, Flushing NY		\$12,602,864.00	\$33,370,000.00	\$3,312,050.00
Abrahma Lesser c/o Backenroth Frankel & 800 Third Avenue 11th Floor New York, NY 10022		Judgment (plus statutory interest)				\$2,472,855.00
IRS c/o United States Atty. Eastern District of NY Federal Plaza Central Islip, NY 11722						\$0.00
NYC Dept. of Finance One Centre Street New York, NY 10007		29 Residential Condo Units located at 133-38 Sanford Avenue, Flushing NY		\$62,210.00	\$33,370,000.00	\$62,210.00
NYS Dept. of Tax. & Fin. Bankruptcy Sections P.O. Box 5300 Albany, NY 12205-0300						\$0.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Sanford Aveue Partner LLC c/o Kravit Partners LLC 79 Madison Avenue 2nd Floor New York, NY 10016		29 Residential Condo Units located at 133-38 Sanford Avenue, Flushing NY		Unknown	\$33,370,000.00	Unknown